

MARBLE HILL PARTNERSHIP

James W. McKee
5 Shawan Road
Robert Pollock

Shawan Place
5 Shawan Road
Hunt Valley, MD 21030
(301) 522-5820

August 23, 1988

Mr. Robert Pollock
c/o Richard G. Carter Enterprises
P. O. Box 4308
Timonium, Maryland 21093

Re: Lot 10, Laurelford
Petition for Zoning Variance
#89-35-A

Dear Mr. Pollock:

Pursuant to your request, I have reviewed the site plan and petition regarding the above referenced zoning variance and find that should the variance be granted, it is acceptable to Marble Hill Partnership.

I feel that this will allow construction of a more competitive house within the Laurelford Development.

I trust the above satisfies your request.

Very truly yours,
MARBLE HILL PARTNERSHIP
J.W. McKee
James W. McKee, General Partner

JWM:aw

**PETITIONER'S
EXHIBIT 3**

Dear

As you are aware, the required side yard setbacks in the Laurelford subdivision follow those set forth by the zoning department of Baltimore County; a minimum of fifty feet from building to the side yard property line.

The width of Lot 10 as designed by Hal Hudkins, the original developer of the Laurelford record plat allows for a building envelope of only 52 feet.

As the contract purchaser of Lot 10, I have petitioned the Zoning Commission for a side yard variance, allowing the sideyard requirement for the East side to be reduced to 30 feet.

This variance if approved would adjust the building envelope to 72 feet allowing the home to be built to be compatible with the other homes being built in the community. It is important to realize that although the East side yard of Lot 10 would be reduced to 30 feet, the minimum distance between homes would still be the required 100 feet because of the 20 foot right of way that exists to serve the storm water management area. This access is only to be used by County personnel and will be used infrequently.

I have attached a plat showing what I have tried to explain above. If you have no objections to the request of the variance I would appreciate you signing below so that I may submit this letter at the hearing.

If you have any questions, please do not hesitate to call or attend the hearing to be held on August 25 at 9:00 A.M. Room 111 of the County Office Building.

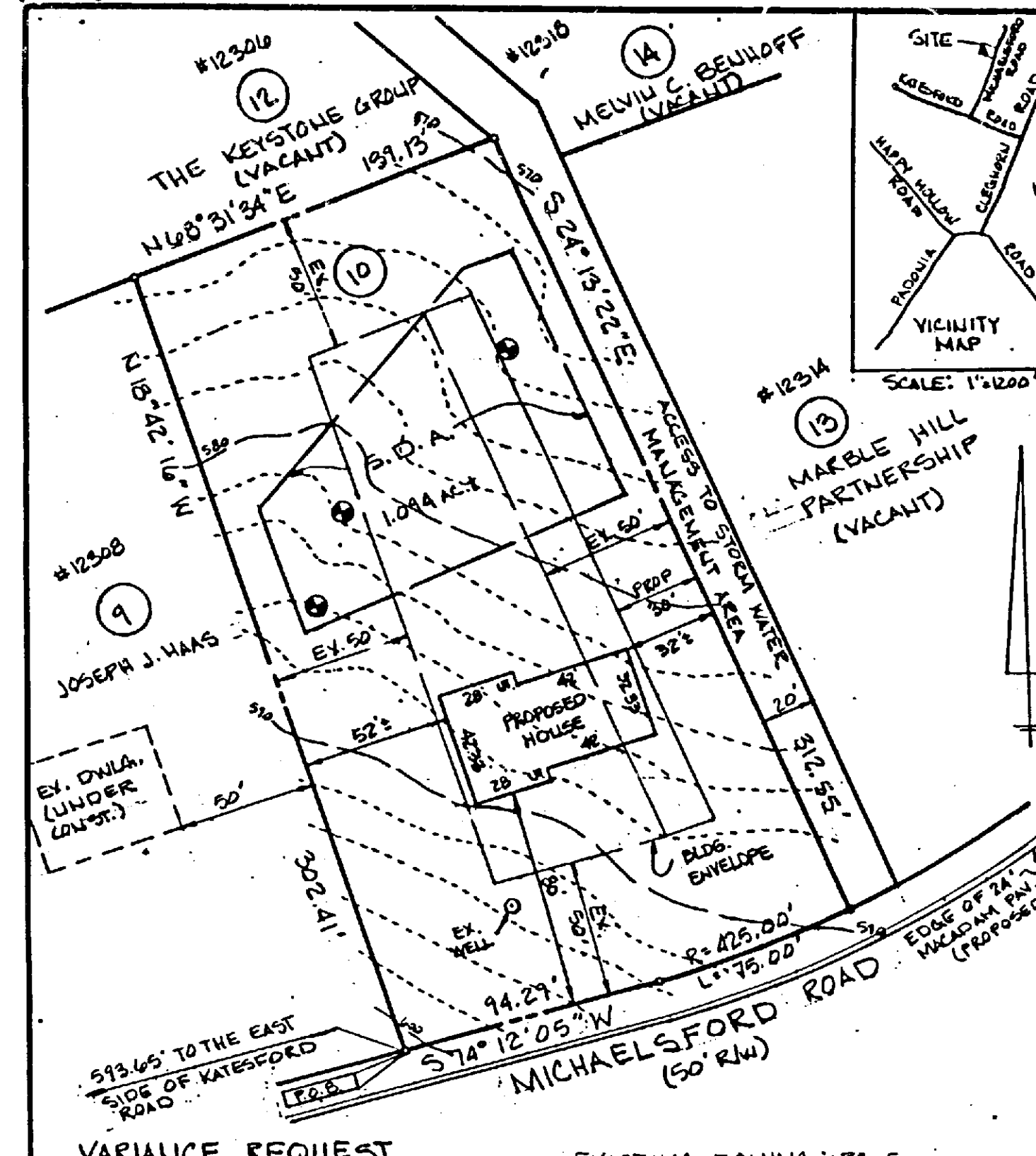
Sincerely

Robert Pollock
President

I have reviewed the above letter and attached plat and am in favor of reducing the side yard setback of Lot 10 to 30 feet.

Shawn A. Allen *Cynthia A. Starr*
Lot #13 8/23/88

**PETITIONER'S
EXHIBIT 4**



VARIANCE REQUEST

REQUESTING A VARIANCE FROM SECTION 1A04.3 B3 TO ALLOW FOR A 30' RIGHT SIDE SETBACK IN LIEU OF THE REQUIRED 50' SETBACK.

EXISTING ZONING: RC-6

PLAT TO ACCOMPANY

PETITION FOR

ZONING VARIANCE

FOR

#12310 MICHAELSFORD ROAD

8TH. ELECT. DIST. BALTO. CO., MD.

SCALE: 1" = 50' APRIL 27, 1988

OWNER: MARBLE HILL PARTNERSHIP

BEING

LOT 10

SECTION 1

LAURELFORD

Δ 57/106

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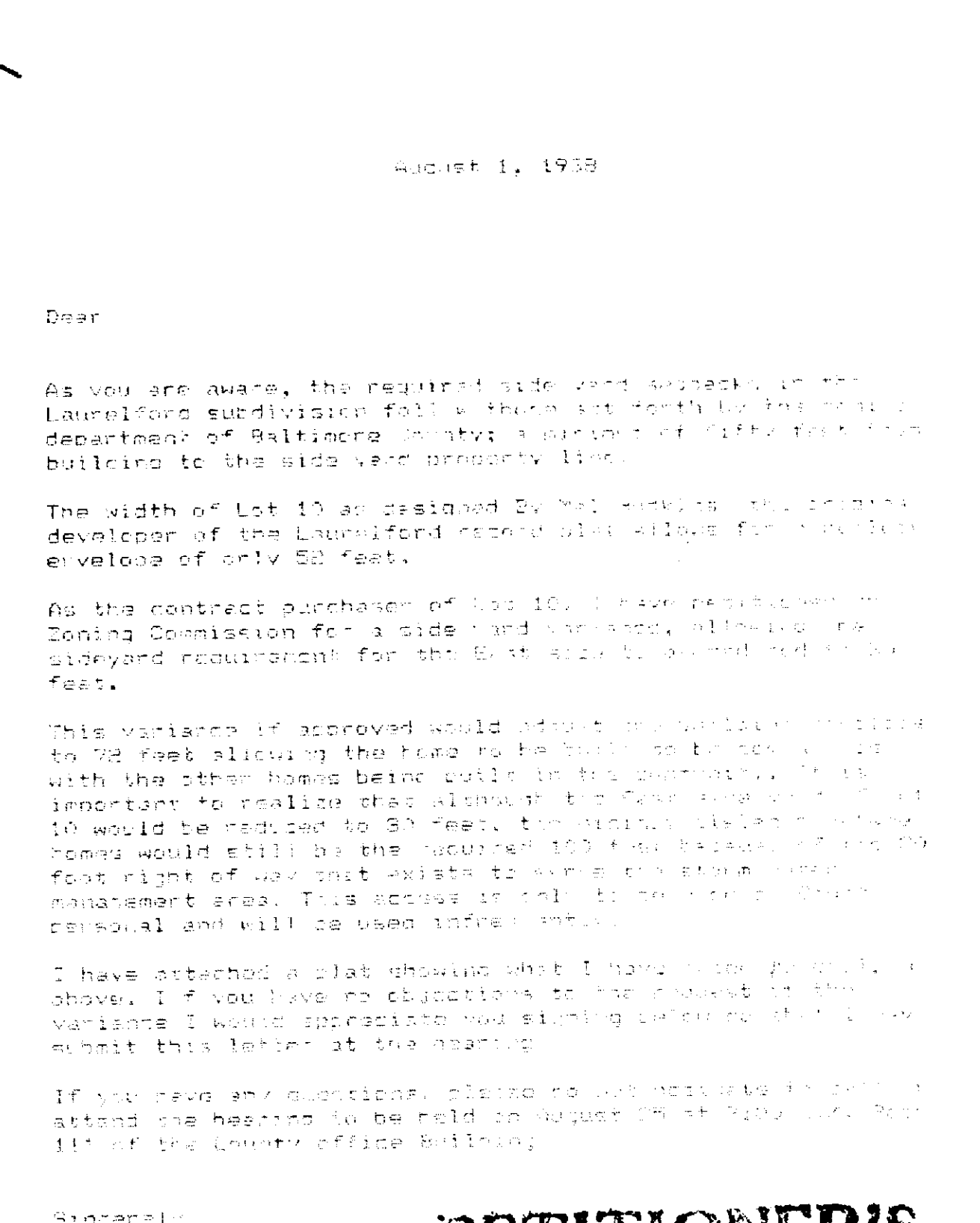
Sincerely

Robert Pollock
President

I have reviewed the above letter and attached plat and am in favor of reducing the side yard setback of Lot 10 to 30 feet.

John A. Shaw
Lot #9

**PETITIONER'S
EXHIBIT 5**



VARIANCE REQUEST

REQUESTING A VARIANCE FROM SECTION 1A04.3 B3 TO ALLOW FOR A 30' RIGHT SIDE SETBACK IN LIEU OF THE REQUIRED 50' SETBACK.

EXISTING ZONING: RC-6

PLAT TO ACCOMPANY

PETITION FOR

ZONING VARIANCE

FOR

#12310 MICHAELSFORD ROAD

8TH. ELECT. DIST. BALTO. CO., MD.

SCALE: 1" = 50' APRIL 27, 1988

OWNER: MARBLE HILL PARTNERSHIP

BEING

LOT 12

SECTION 1

LAURELFORD

Δ 57/106

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Dear

As you are aware, the required side yard setbacks in the Laurelford subdivision follow those set forth by the zoning department of Baltimore County; a minimum of fifty feet from building to the side yard property line.

The width of Lot 12 as designed by Hal Hudkins, the original developer of the Laurelford record plat allows for a building envelope of only 52 feet.

As the contract purchaser of Lot 12, I have petitioned the Zoning Commission for a side yard variance, allowing the sideyard requirement for the East side to be reduced to 30 feet.

This variance if approved would adjust the building envelope to 72 feet allowing the home to be built to be compatible with the other homes being built in the community. It is important to realize that although the East side yard of Lot 12 would be reduced to 30 feet, the minimum distance between homes would still be the required 100 feet because of the 20 foot right of way that exists to serve the storm water management area. This access is only to be used by County personnel and will be used infrequently.

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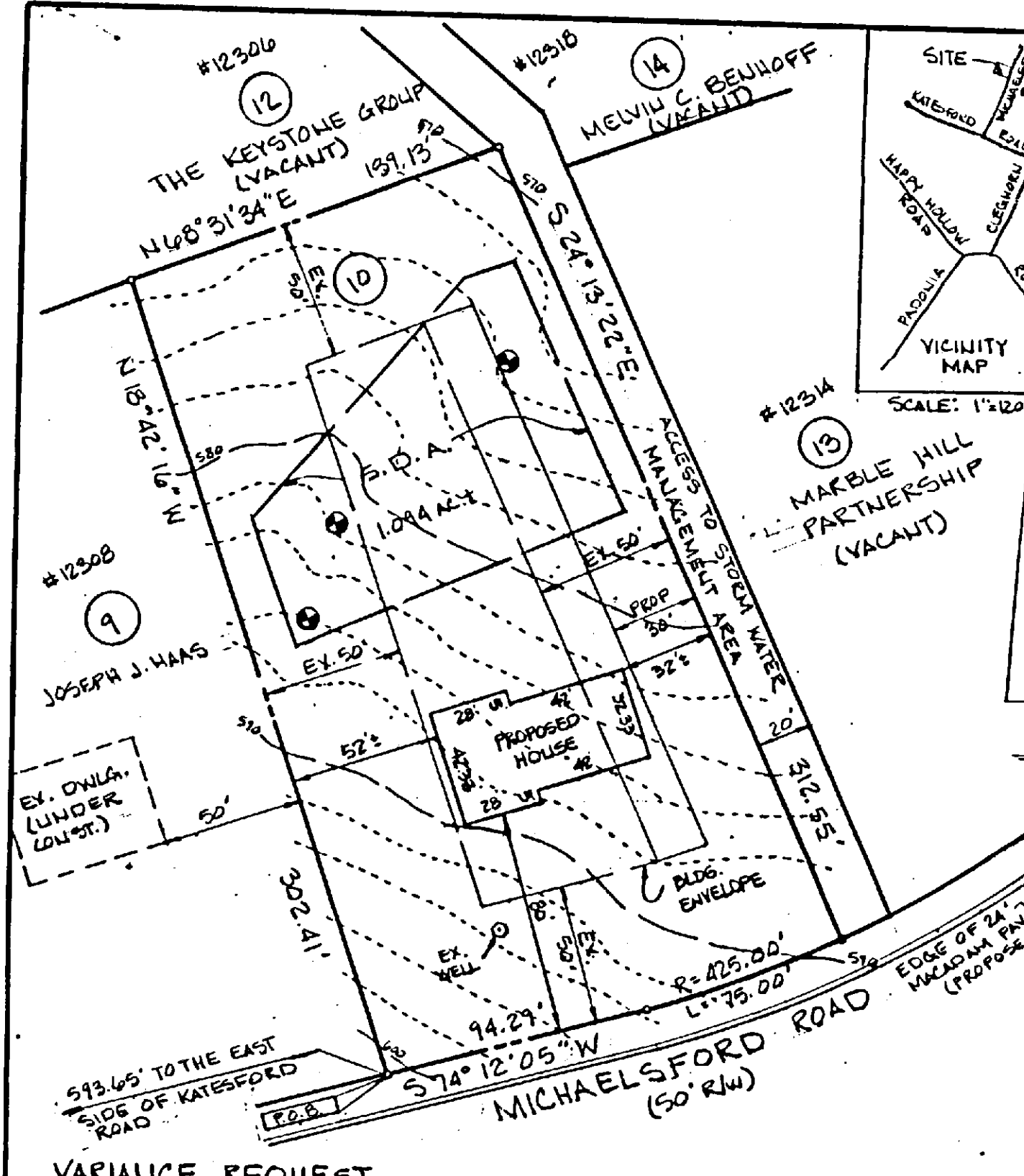
Sincerely

Robert Pollock
President

I have reviewed the above letter and attached plat and am in favor of reducing the side yard setback of Lot 12 to 30 feet.

John A. Shaw
Lot #9

**PETITIONER'S
EXHIBIT 6**



VARIANCE REQUEST

REQUESTING A VARIANCE FROM SECTION 1A04.3 B3 TO ALLOW FOR A 30' RIGHT SIDE SETBACK IN LIEU OF THE REQUIRED 50' SETBACK.

EXISTING ZONING: RC-6

PLAT TO ACCOMPANY

PETITION FOR

ZONING VARIANCE

FOR

#12310 MICHAELSFORD ROAD

8TH. ELECT. DIST. BALTO. CO., MD.

SCALE: 1" = 50' APRIL 27, 1988

OWNER: MARBLE HILL PARTNERSHIP

BEING

LOT 10

SECTION 1

LAURELFORD

Δ 57/106

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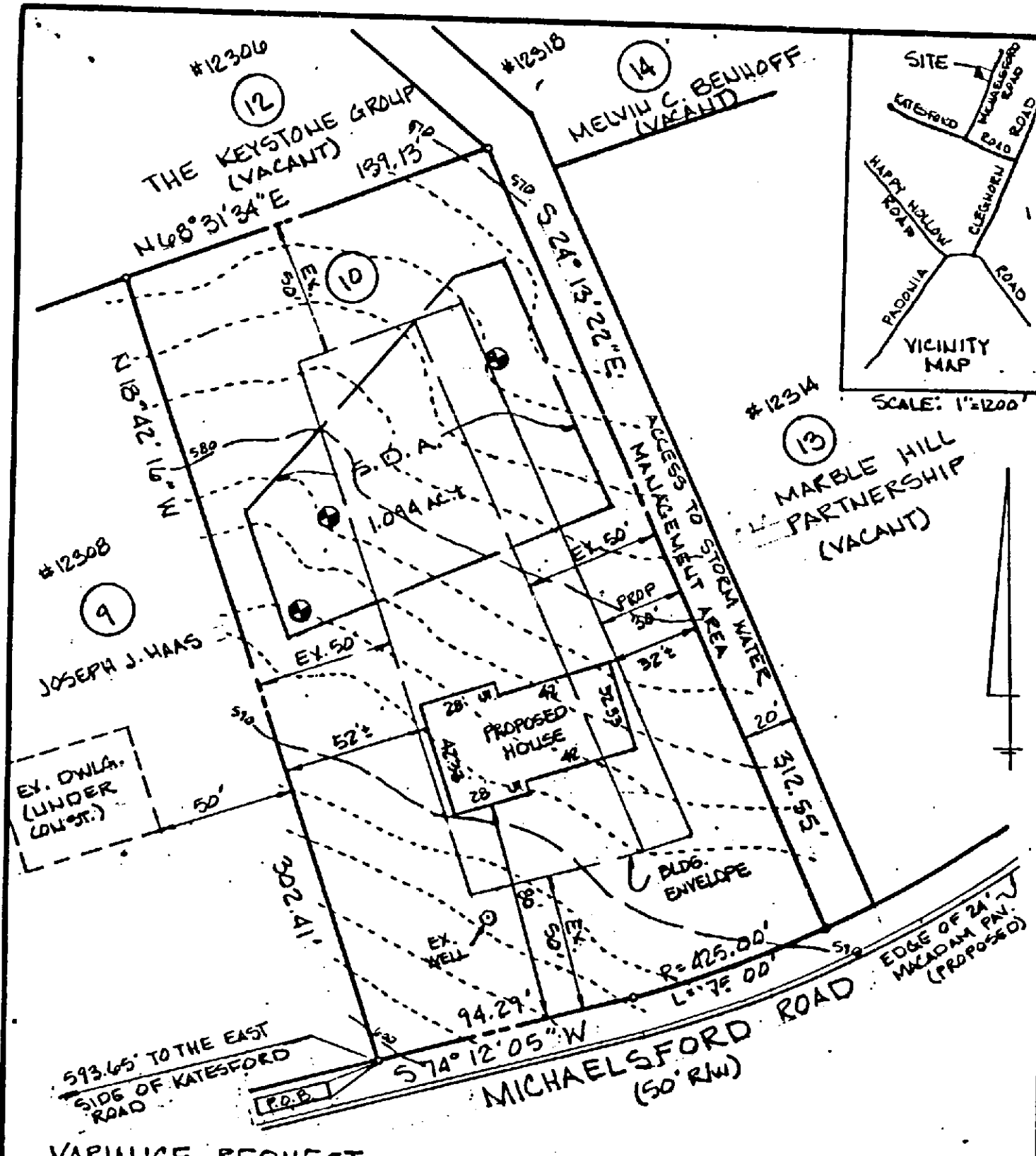
Sincerely

Robert Pollock
President

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John A. Shaw
Lot #9

**PETITIONER'S
EXHIBIT 7**



VARIANCE REQUEST

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EXISTING ZONING: RC-6

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LOT 10

SECTION 1

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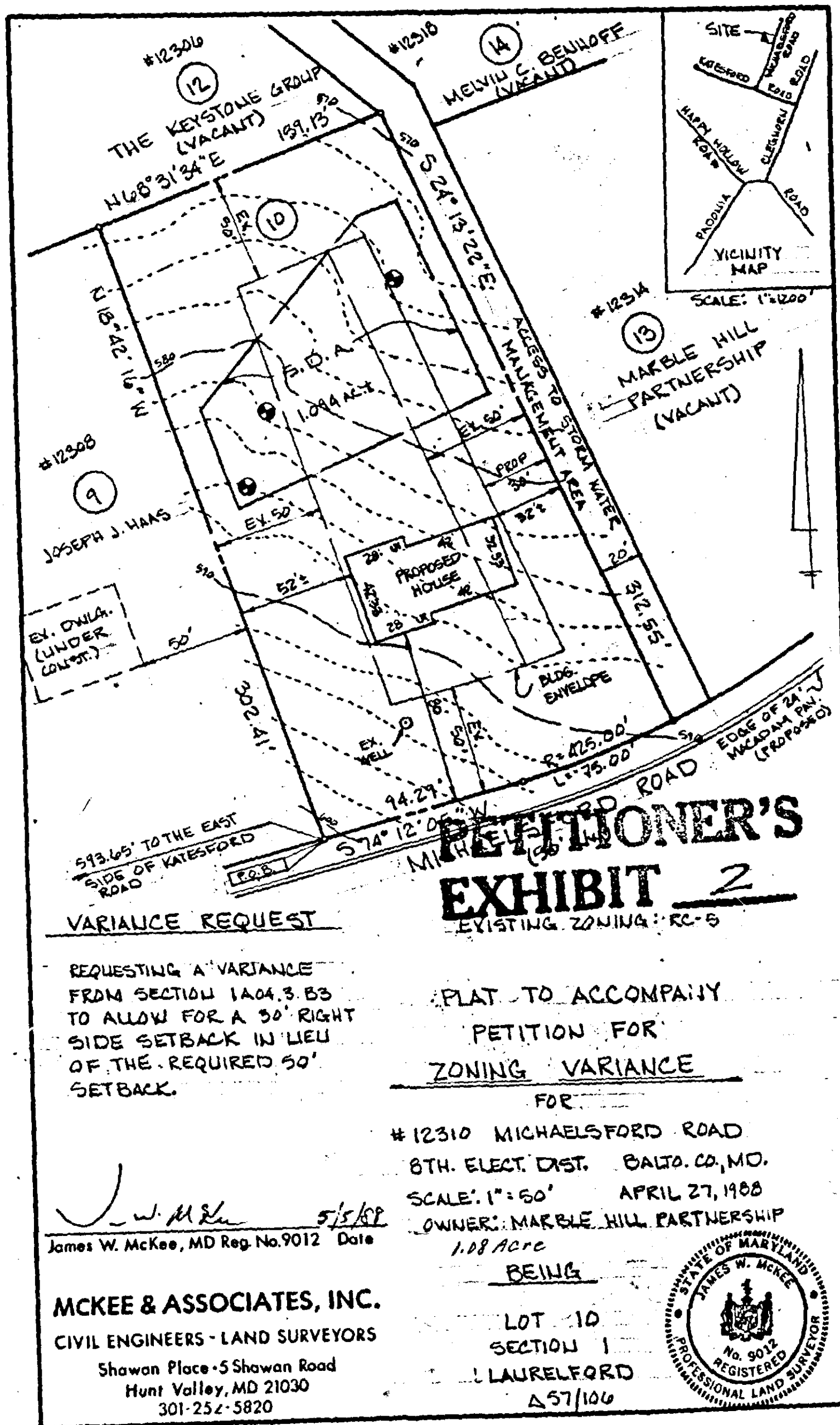
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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner Date: July 11, 1988

FROM: P. David Fields, Director, Office of Planning and Zoning

SUBJECT: Zoning Petitions #89-35-A, 89-37-A, 89-38-A, 89-39-A, 89-40-A, 89-42-A, 89-43-A, 89-44-A, 89-47-A, 89-48-A, 89-49-A, 89-50-A, 89-54-A

There are no comprehensive planning factors requiring comment of the subject petitions.

P. David Fields, Director
Office of Planning and Zoning

PDF/jat
cc: Shirley Hess, People's Counsel
J. G. Hoswell
Zoning File

RECEIVED
JUL 12 1988

cc: McKee & Associates, Inc.
7-12-88

ZONING OFFICE

GENERAL NOTES

THESE PLANS AND SPECIFICATIONS ARE BASED UPON THE ASSUMPTIONS AND CONDITIONS SET FORTH HEREIN. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND AGENTS SHALL CONVEY SAID AREAS, BY DEED, UNTO THE COUNTY OF BALTIMORE, MARYLAND, FOR THE PURPOSES OF THE PLAT. THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THE PLAT. THE PLAT MAY BE AMENDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-101 OF THE EASEMENT ACT. THE RECORDS OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF UTILITIES BY BALTO. CO. THE RECORDS MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE COUNTY PLANNING & ZONING DEPT. OF PUBLIC WORKS.

MAINTENANCE, SNOW REMOVAL, AND ROADWAY MAINTENANCE PROVIDED TO THE JUNCTION OF THE MAIN HARD SURFACED ROADWAY AND THE PANHANDLE LOT DRIVEWAY.

ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND SEWERAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.

NOTE: SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD NEW TESTS MAY BE REQUIRED.

Density Notes	SECTION ONE	SECTION TWO	OVERALL SITE
1. GROSS AREA OF SITE	97,204 AC.	32,013 AC.	75,577 AC.
2. EXISTING ZONING	RS-5(12.27 AC.)	RS-5(35.43 AC.)	RS-5(12.27 AC.)
3. NO. OF LOTS ALLOWED	51,224 (2.27 AC.)	35,423 (2.27 AC.)	12,721 (2.27 AC.)
4. NO. OF LOTS PROPOSED	224 (1 TRACT)	12	30 (1 TRACT)
5. ROAD R/W AREA	2,708 AC.	3,824 AC.	3,730 AC.
6. NET AREA OF LOTS	34,958 AC.	31,781 AC.	72,147 AC.
7. AVERAGE LOT SIZE	154 AC.	3,149 AC.	2,004 AC.
8. NO. OF PARKING SPACES REQUIRED	2/LOT 40	2/LOT 24	2/LOT 72
9. NO. OF PARKING SPACES PROPOSED	2/LOT 40	2/LOT 24	2/LOT 72

COORDINATES					
NO.	NORTH	WEST	NO.	NORTH	WEST
EN	02,091.75	10,848.83	NZ	01,404.81	10,955.44
61	01,734.63	10,897.29	173	01,081.19	10,704.46
71	02,049.16	9,808.42	174	01,054.5	9,651.71
76	02,049.16	10,156.97	176	01,048.63	10,855.54
80	02,358.99	10,490.57	178	01,041.93	10,675.84
84	01,126.30	17,163.32	179	01,184.00	16,937.71
141	01,507.92	10,308.84	180	01,277.23	10,752.62
147	01,235.97	17,268.00	179	01,354.39	10,225.28
147	00,994.30	16,712.51	180	01,402.50	10,176.90
148	02,062.14	10,148.61	181	01,441.30	10,141.76
154	02,004.34	10,150.73	182	01,348.14	10,178.19
166	06,070.78	10,250.22	185	01,927.07	15,849.78
166	06,033.45	16,749.91	184	01,600.02	15,853.23
127	01,113.71	10,746.47	185	01,631.81	15,706.25
128	01,072.41	10,774.76	184	01,065.18	15,748.80
168	01,407.14	10,795.44	193	01,313.16	17,113.77
170	01,477.44	10,705.17	201	01,244.16	10,912.68
171	01,486.91	10,730.01	220	01,201.86	10,722.63

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 17, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Robert Pollock -
Richard G. Carter Enterprises
2015 Knox Avenue
Reisterstown, Maryland 21136

RE: Item No. 417 - Case No. 89-35-A
Petitioner: Robert Pollock - Richard G. Carter
Enterprises / Contract Purchaser
Marble Hill Partnership / Legal Owner
Petition for Zoning Variance

Dear Mr. Pollock and Mr. Carter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

cc: McKee & Associates, Inc.
Shawan Place
5 Shawan Road
Hunt Valley, Maryland 21030

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

June 23, 1988



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 408, 409, 410, 411, 412, 414, 415, 416 and 417

Very truly yours,

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/pml-b

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

June 7, 1988

Paul H. Reincke
Chief
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

Re: Property Owner: Marble Hill Partnership/Contract Purchaser:
Robert Pollack - Richard G. Carter Ent.
Location: N/S Michaelsford Road, 593' E. Katesford Road

Item No.: 417

Zoning Agenda: Meeting of 5/24/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or ___ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt Joseph Kelly* 6-3-88 Noted and
Planning Group Approved:
Special Inspection Division

John F. O'Neill
Fire Prevention Bureau

/j1

89-35-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
24th day of May, 1988.

Robert Pollock-Richard G. Carter Ent. / C.P.
Marble Hill Partnership / Legal Owner
Petitioner's Attorney

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received by: *James E. Dyer*
Chairman, Zoning Plans
Advisory Committee